

Number: 202400005364  
Recorded: 10/19/2023 at 4:13:41.0 PM  
County Recording Fee: \$32.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$35.00  
Revenue Tax: \$0.00  
Sandie L. Smith, RECORDER  
Black Hawk County, Iowa

Space above reserved for recording data

PREPARED BY AND RETURN TO:

Laura Graf, Esq.  
Ryan Companies US, Inc.  
533 South Third Street, Suite 100  
Minneapolis, MN 55415  
612-492-4440

TAX STATEMENT SENT TO ON THE 3RD PAGE

Tax Parcel Nos: 89-14-34-176-003 (Lot 12)  
89-14-34-176-002 (Lot 13)

NCS-113702XL-MPLS (CF 12/14) SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, made and entered into as of this 18 day of October, 2023, by Ryan Companies US, Inc., a Minnesota corporation, whose mailing address is 533 South Third Street, Suite 100, Minneapolis, MN 55415 (“Grantor”), to Amazon.com Services LLC, a Delaware limited liability company, whose mailing address is c/o Amazon Property Tax (WIO3), P.O. Box 80416, Seattle, WA 98108 (“Grantee”).

**WITNESSETH:**

**THAT** Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged by Grantor, by these presents, does hereby grant, bargain, sell, alien, remise, release, convey and confirm to Grantee all that certain land situated in Black Hawk County, Iowa, more particularly described on **Exhibit “A”** attached hereto and incorporated herein by this reference, together with all improvements located thereon (the “Property”).

**TOGETHER** with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

**TO HAVE AND TO HOLD** the same in fee simple, forever.

This deed is exempt from deed tax under Iowa Statute 428A.2.21.

**AND** Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, that Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor alone, but against none other.

**AND** There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

**THE PROPERTY** is subject only to the matters set forth on **Exhibit “B”** attached hereto and incorporated herein by this reference; provided, however, reference to the matters set forth on said **Exhibit “B”** shall not serve to reimpose the same.

**IN WITNESS WHEREOF**, Grantor has executed this Special Warranty Deed as of the date first above written.

WITNESSES:

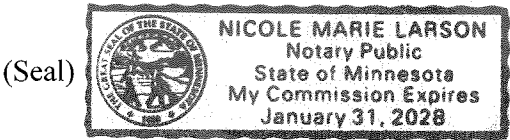
GRANTOR:

Ryan Companies US, Inc., a Minnesota corporation

By: \_\_\_\_\_  
Print: Timothy M. Gray  
Title: Vice President

[illegible]

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 24 day of September, 2023, by Timothy M. Gray, as Vice President of Ryan Companies US, Inc., a Minnesota corporation, who is ☒ personally known to me or ☐ produced \_\_\_\_\_ as identification.



*Nicole Marie Larson*  
Signature of Notary Public – State of MN

*Nicole Marie Larson*  
(Print, Type, or Stamp Commissioned Name  
of Notary Public)

TAX STATEMENTS FOR THE REAL PROPERTY  
DESCRIBED IN THIS INSTRUMENT SHOULD BE  
SENT TO:  
Amazon.com Services LLC  
c/o Amazon Property Tax (WIO3)  
P.O. Box 80416  
Seattle, WA 98108

**EXHIBIT “A”**

**LEGAL DESCRIPTION OF THE PROPERTY**

Real property in the City of Cedar Falls, County of Black Hawk, State of Iowa, described as follows:

LOT 12 AND LOT 13, WEST VIKING ROAD INDUSTRIAL PARK PHASE V (FINAL PLAT RECORDED AS FILE NUMBER 2023-00004426 AT THE BLACK HAWK COUNTY RECORDER'S OFFICE), CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

**EXHIBIT “B”**

**PERMITTED EXCEPTIONS**

1. Real estate taxes and special assessments for fiscal year 2022-2023, payable in the year 2023-2024 and subsequent years.
2. Easements and building setbacks as shown on the Final Plat of West Viking Road Industrial Park Phase V, recorded September 13, 2022, as Document No. 2023-00004426.
3. Terms, covenants, conditions, provisions, agreements and restrictions set forth and contained in the Owner's Statement and Deed of Dedication dated May 31, 2022, appended to the plat of West Viking Road Industrial Park Phase V, recorded September 13, 2022, as Document No. 2023-00004426, and also the Amendment to Owner's Statement and Deed of Dedication of West Viking Road Industrial Park Phase V, City of Cedar Falls, Iowa, dated September 5, 2023, recorded September 11, 2023 as Document No. 2024-00003544.
4. Terms, conditions, covenants, obligations and provisions of the Water Service Territory Agreement by and between Iowa Regional Utilities Association (IRUA) and the City of Cedar Falls, Iowa (Cedar Falls), dated October 19, 2020, recorded July 31, 2023, as Document No. 2024-00001414.
5. Conditions, covenants and restrictions contained in the Unified Highway 58 Corridor Urban Renewal Plan approved by Cedar Falls City Council Resolution No. 8196 approved and adopted on November 12, 1990 (Ordinance No. 1923), amended a first time by Resolution No. 10,224 on November 13, 1995 (Ordinance No. 2122), amended a second time by Resolution No. 13,862 on November 17, 2003 (Ordinance No. 2461 ), amended a third time by Resolution No. 18,377 on December 10, 2012 (Ordinance No. 2785), amended a fourth time by Resolution No. 19,263 on November 3, 2014, amended a fifth time by Resolution No. 19,963 on April 18, 2016, amended a sixth time by Resolution No. 21 ,079 on May 7, 2018 (Ordinance No. 2923), amended a seventh time by Resolution No. 21,368 on December 17, 2018 (Ordinance No. 2953), and amended an eighth time by Resolution No. 22,205 on December 21, 2020, as set forth in Deed Without Warranty dated August 8, 2023, recorded September 13, 2023 as Document No. 2024-00003747.
6. Agreement for Private Development by and between the City of Cedar Falls, Iowa, and Ryan Companies US, Inc., a Minnesota corporation, dated on or about August 7, 2023, evidenced of record by the Memorandum of Agreement for Private Development, dated August 7, 2023, recorded September 13, 2023 as Document No. 2024-00003746.
7. Minimum Assessment Agreement by and among the City of Cedar Falls, Iowa, and Ryan Companies US, Inc., a Minnesota corporation, dated August 7, 2023, recorded September 13, 2023 as Document No. 2024-00003745.